

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
SEPTEMBER 17, 2013**

Present: Wayne Chapple, Ann Crimmins, Suzanne Yucha, and Dianne Maher.

Chairman Chapple convened the meeting at 7:30 p.m. and acting secretary Ann Crimmins read the Legal Notice. The Legal Notice was published on September 6, 2013 and September 13, 2013 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by S. Yucha, the Board voted 3-0-1 to approve the minutes of the regular meeting of June 18, 2013 as presented. D. Maher abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Jonathan and Dana Boardman seeking a variance to side yard requirements, Section 5.0 and 8.1.3.2 of the Zoning Regulations to allow construction of a barn/garage for property located at 128 Petersen Road, opened at 7:33 p.m.

Jonathan Boardman appeared and explained the request for a variance. He would like to add on to an existing barn in order to store equipment presently in his yard. He provided handouts showing the positing of the proposed addition. He stated the outside wall of the addition will be 20-feet from the side yard. The septic is on the driveway side, there is a seasonal watercourse on the property, and on the north side drainage is built in. When asked if a garage/barn could be put elsewhere on the property the answer was yes, but it wouldn't look aesthetically pleasing and wouldn't be as practical for usage as adding on to an existing building.

Public comment: none.

This public hearing closed at 7:47 p.m.

The hearing on the appeal by Adam and Alice Szczesniak seeking a variance to side yard requirements, Section 5.0 of the Zoning Regulations to allow construction of a home addition to property located at 10 East Lakeview Drive, noting this is a reconsideration to correct a clerical error, opened at 7:48 p.m.

Chairman Chapple explained that this is a request to re-approve a previously approved application. The re-approval is necessary, as the previous application was not properly advertised as required by State Statute.

Public comment: none.

This public hearing closed at 7:49 p.m.

ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (4-0-0) to approve a variance to Section 5.0 and 8.1.3.2 of the Zoning Regulations for Jonathan and Dana Boardman, as outlined in the subject file and as modified herein, for property located at 128 Petersen Road as follows:

a side yard variance is approved to allow for construction of an addition to a barn/garage, which may be placed no closer than 20-feet to the property line, as proposed.

The hardships include the position of the septic system, well, and water not fully contained on the property.

ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (4-0-0) to re-approve a variance to Section 5.0 of the Zoning Regulations for Adam and Alice Szczesniak, as outlined in the subject file and as modified herein, for property located at 10 East Lakeview Drive, noting this is a reconsideration to correct a clerical error, as follows:

a side yard variance of 14.5 feet is approved to allow construction of a home addition, as proposed.

The hardships noted include the nonconformance of the lot and the location of the septic system and well.

No one attended this hearing to voice an objection.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary